PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

IXXX weDonald R.& Donna V. Peed legal owners of the property state in Baltimore County and which is described in the description and plat attache... hereto and made a part hereof,

hereby petition for a Variance from Section 1B02 .3C.1 to permit a side yerd

setback of two (2) feet in lieu of the required ten (10) feet. and a sum of side yard setbacks of 19 ft. in lieu of the required 25 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Size of two (2) car garage addition to existing structure prevents practical or economical location elsewhere en property.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of

Baling the County adopted pursuant to the Zoning Law For Baltimore County. FILIM FOR Contract purchaser Address 112 Hillside Rd. RECEIVED Catonaville, Md. 21228 (301) 744-0585 Petitioner's Attorney ORDER

RDERFD By The Zoning Commissioner of Baltimore County, this 18th

of August, 19280, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore ___Ам.

Story of Fy

Zoning Commissioner of Baltimore County



X 201 64 11

STEPHEN E. COLLINS DIRECTOR

August 20, 1980

Michael S. Flanigan

Engineer Associate II

Mr. William Hammond Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on Items 27

and 28 of the Zoning Advisory Committee Meeting of August 5, 1980.

MSF/hmd

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIM RE COUNTY ZONING PLANS ADVISORY COMMITTEE September II, 1980

COUNTY OFFICE BLDG. 111 W. On saperake Ave. Towson, Miryland 21204 Mr. & Mrs. Donald R. Peed 112 Hillside Road

Nitche-as H. Commodari

MEMBIRS Burhad of Dipartment of Trustic logineering

Dear Mr. & Mrs. Peed:

Catonsville, Maryland 21228

The Zoning Plans Advisory Committee has reviewed the plans State Reads Cormission Parcan of Fire Execution Genlin Department Para Lagurance

submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability. of the read sted zoning.

RE: Item No. 27

Variance Petition

Petitioners - Donald R. Peed, et ux

Zon. W. Woministration Enclosed are all comments submitted to this office from the ได้สีดะ ประจะไ committee members at this time. The remaining members felt that Solver Grant no comment was warranted. This petition was accepted for filing on the date of the enclosed cestificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC:hsk Enclosures BALTIMORE COUNTY
OFFICE OF PLANNING
TOWSON, MARYLAND 21, 24
494-3211

NORMAN E. GERBER DIRECTOR

September 16, 1980

Mr. William Hammond, Zoning Commissioner Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #27, Zoning Advisory Committee Meeting, August 5, 1980, are as follows:

Property Owner: Donald R and Donna V. Peed Location: NW/S Hillside Road 574' S/W of Devere Avenue Existing Zoning: D.R.3.5 District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

Current Planning & Development

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES TOWSON MARYLAND 21204

> TED ZALESKI, JK. August 14, 1980

Mr. William E. Hammond, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item #27 Zoning Advisory Committee Meeting, August 5, 1980

Property Owner: Donald R & Donna V. Peed
Location: NWS Hillside Road 574' SW of Devere Avenue Existing Zoning: D.P. 3.5

Proposed Zoning: Variance to permit a side yard setback of 2' in lieu of the required 10'. 24,700 Sq. ft.

District: lst The items checked below are applicable:

X A. All structures shall conform to the Baltimore County Building Code 1978.

X B. A building/_____permit shall be required before beginning construction. X C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal /is not required.

Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.

X E. In wood frame construction on exterior wall erected within 6' 0 of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0 of lot line. A minimum 8" masonry firewall is required if construction

F. Requested variance conflicts with the Baltimore County Building Code, Section/s

G. A change of occupancy shall be applied for, along with an alteration permit application, and three required set s of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 305 and the required construction

classification of Table 214. SPECIAL NOTE: X I. Comments It is assumed this is not in a county flood plain. Should it be, construction would be prohibited by Section 319.0. Consult with Department of Public Works for flood plain check.

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burnham, Chief

CEB: rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 4, 1980

Mr. William E. Hammond Zoning Commissioner Baltimore County Office Building 1111 West Chesapeake Avenue Towson, Maryland 21204

Z.A.C. Meeting of: August 5, 1980

RE: Item No: 27, 28, 29, 30 Property Owner: Location: Present Zoning: Proposed Zoning:

> District: No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Une bich Letronk wm. Nick Petrovich, Assistant Department of Planning

Very truly yours,

WNP/bp

RE: PETITION FOR VARIANCES NW/S of Hillside Rd., 574' SW of Devere Ave., 1st District BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

DONALD R. PEED, et ux, Petitioners

Case No. 81-63-A

::::::

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman Deputy People's Counsel

(ble Tel. Herrian, III John W. Hessian, III People's Counsel for Baltimore County Rm. 223, Court House Towson, Maryland 21204 494-2188

1 HEREBY CERTIFY that on this 4th day of September, 1980, a copy of the aforegoing Order was mailed to Mr. and Mrs. Donald R. Peed, 112 Hillside Road, Catonsville, Maryland 21228, Petitioners.

John W. Hessian, III

day of September . 1980, that the herein Petition for Variance(s) to permit a side yard setback of two feet in lieu of the required ten feet and a sum of side yard setbacks of nineteen feet in lieu of the required twenty-five feet should be and the Samus GRANTED, from and after the date of this Order, subject, however, to eyal of a site plan by the Department of Public Works and the Office of

land and Zoning.

ing Commissioner of Baltimore County

and 🚱 and

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS DEPARTMENT OF PUBLIC WORK TOWSON, MARYLAND 21204

> HARRY J. PISTEL, P. E. DIRECTOR

September 18, 1980

Mr. William E. Hammond Zoning Commissioner County Off. : Building Towson, Maryland 21204

> Re: Item 27 (1980-1981) Property Owner: Donald R. & Donna V. Peed N/WS Hillside Road 574' S/W of Devere Avenue Acres: 24,700 sq. ft. District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Hillside Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There is a public 8-inch water main and 8-inch public sanitary sewerage in Hillside Road.

> ELLSWORTH N. DIVER, P.E. Chief, Bureau of Engineering

END: EAM: FWR: ss H-SE Key Sheet 11 SW 29 Pos. Sheet SW 3 H Topo

100 Tax Map

112 HILLSIDE RD. BALTO. MD. 21228

Beginning on the Northwest side of Hillside Rd. 574 ft? southwesterly from Devere Ave. Being let 106 in the subdivision of Stonewall Park recorded in the land records of Baltimere County in Liber 7 folio 18, first election district and contains 24,700 square feet more or less.

ZONING DESCRIPTION

PETITION FOR VARIANCES

1st District

Petition for Variances for side yard setbacks

Northwest side of Hillside Poad, 574 feet Southwest of Devere Avenue

DATE & TIME: Thursday, September 25, 1980 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue,

Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 2 feet in lieu of the required 10 feet and a sum of side yard setbacks of 19 feet in lieu of the required 25 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3C.1 - side yard setbacks

ZONING:

LOCATION:

All that parcel of land in the First District of Baltimore County

Being the property of Donald R. Peed, et ux, as shown on plat plan filed with

Hearing Date: Thursday, September 25, 1980 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,

BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARY AND

INTER-OFFICE CORRESPONDENCE

Me. W. E. Hammond Date September 11, 1980 Norman E. Gerber, Acting Director FROM Office of Planning and Zoning

SUBJECT Petition No. 81-63-A Item 27

Petition for Variances for side yard setbacks Northwest side of Hillside Road, 574 feet Southwest of Devere Avenue Petitioner- Donald R. Peed, et ux

First District

HEARING: Thursday, September 25, 1980 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

JDS:JGH:ab



September 12, 1980

Mr. & Mrs. Donald E. Peed 112 Hillside Road Catonsville, Maryland 21228

RE: Petition for Variance NW/S Hillside Rd., 574' SW of Devere Avenue Case No. 81-63-A

Dear Mr. & Mrs. Peed:

This is to advise you that \$52.20 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Zoning Commissioner

WEH:sj

August 27, 1980

Mr. & Mrs. Donald R. Peed 112 Hillside Road Catonsville, Maryland 21228

NOTICE OF HEARING

RE: Petition for Variances - NW/S Hillside Road, 574' SW of Devere Ave - Case No. 81-63-A

10:00 A.M. Thursday, September 25, 1980

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

tember 25, 1980 at 10:00 A.M. PUBLIC HEARING: Room 10 Surfavore County, will held a public hearing:
Petition for viorances to permit a side yard scheek of 2 feet in flex of the required 19 feet and a man of side yard setbacks of 19 feet in flex of the required 25 feet.
The Zoning Regulation to be encepted as follows:
Section 1802.3C.1 - side yard 10750 Little Patuxent Pkwy Columbia, MD 21044

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR VARIANCE 1ST DISTRICT HILLSIDE ROAD

was inserted in the following:

XX Catonsville Times ☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland, once a week for _____ successive weeks before the 5th day of SEPTEMBER 1980, that is to say, the same was inserted in the issues of

9/4/80

COLUMBIA PUBLISHING CORP. By / 120 / 32/1958

WILLIAM E. HAMMOND ZONING COMMISSIONER

September 30, 1980

Mr. & Mrs. Donald R. Peed 112 Hillside Road Catonsville, Maryland 21228

> RE: Petition for Variances NW/S of Hi'lside Rd., 574' SW of Devere Ave. - 1st Election District Donald R. Peed, et ux - Petitioners NO. 81-63-A (Item No. 27)

Dear Mr. & Mrs. Peed:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire People's Counsel

BALTIMORE	COUNTY	OFFICE	OF	PLANNING	& t	ZONINO
DYLIMOVE	0001111	O+ +				

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this 25.00 Received:

Filing Fee \$_ Item #27

Petitioner's Attorney

Cash

William E. Hammond, Zoning Commissioner Same Petitioner Donald R. Pecd Submitted by_

uch Reviewed by_ Petitioner's Attorney_

*This is not to be interpreted as acceptance of the Petition for assignment of a

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your Petition has been received this

Filing Fee \$ 25.00

Check Received:

Item #27

William E. Hammond, Zoning Commissioner Petitioner Dunald R. Perd Submitted by Same Reviewed by WOR

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

Mr. & fra. Donald R. Peed 112 Hilloide Road Catoneville, Maryland 21228

> BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue

Towson, Maryland 21204 Your Petition has been received and accepted for filing this

WILLIAM E. HAMMOND Zoning Commissioner

Petitioner Donald R. Peed, et ux

Petiticner's Attorney

Reviewed by:

Chairman, Zoning Plans Advisory Committee

PROGRESS SHEET PETITION MAPPING 200 Sheet Original Duplicate Wall Map **FUNCTION** date by date by date by date by date by Descriptions checked and outline plotted on map Petition number added to outline Denied Granted by ZC, BA, CC, CA Revised Plans: Reviewed by: UCR Change in outline or description___Yes Map # 2A Previous case:

Avenue, Towson, Maryland By Order Of WILLIAM E. HAMMOND,

Number of Signs: ONC.

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCES
Let DISTRICT TOWSON, MD., leptember 4, 19_80 THIS IS TO CERTIFY, that the annexed advertisement was Devers Avenue DATE & TIME: Thursday, published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., HECCOMING PACK of_one_time____successive oresits before the____25th_____ day of _____eptember___, 19_80, the first publication appearing on the____uth___day of___September_____ 19___80 o the reffersionian.

81-63-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

Cost of Advertisement, \$_____

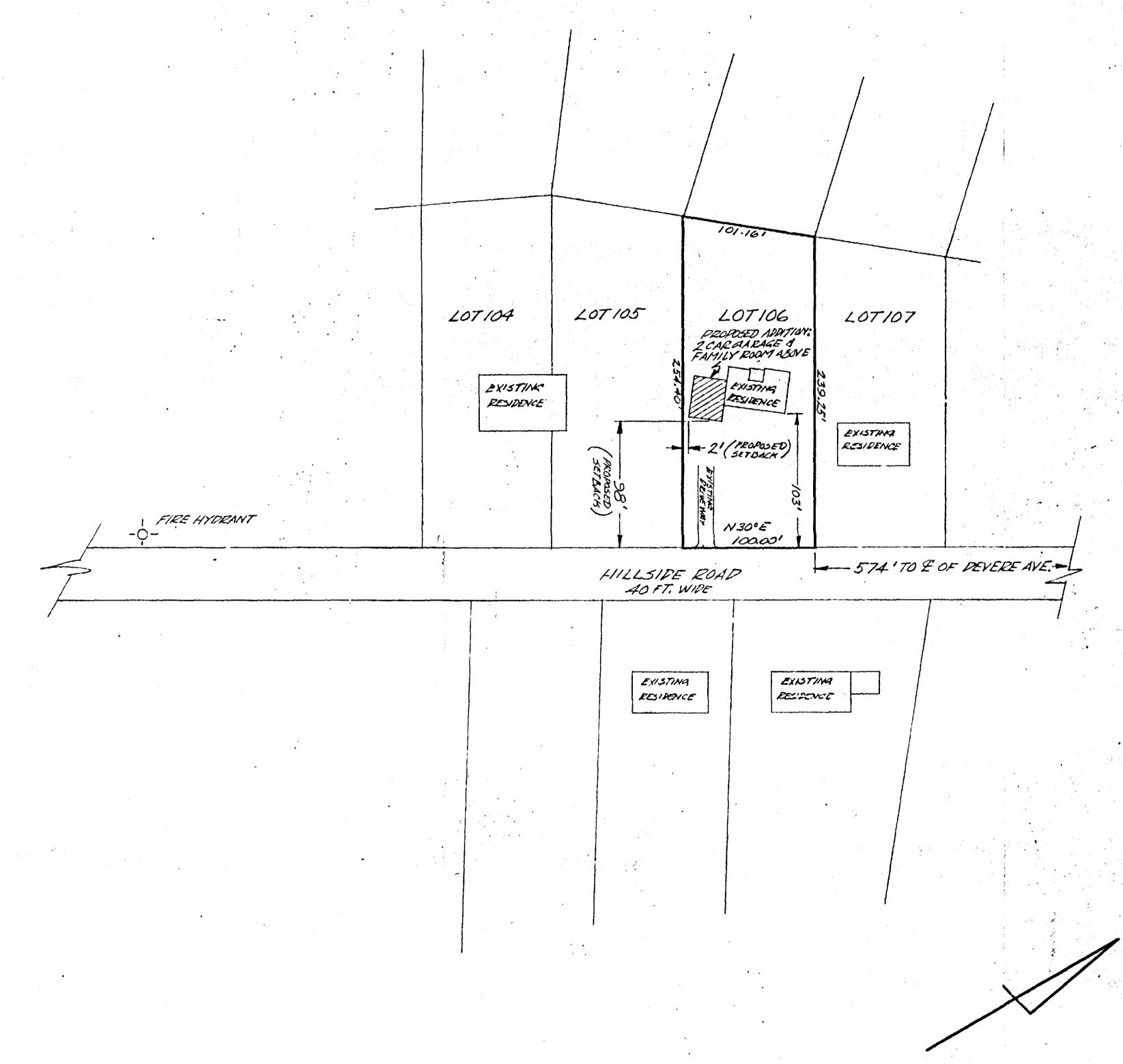
12t		C 25 44 45 0
District	1/2	Date of Posting Sept. 5, 1980
Posted for: PETITION FOI	r VARIANCES	
Petitioner: DONALD R. T	eed, et ux	,,,,,,,,
Location of property: NW/S 1+11	4510e, Rd. 5	Date of Posting Seft. 5,1980 74' SW OF Devere Ave.
Location of Signs: FRONT # /	112 HILLSIDE	Rd.
Remarks:		
Posted by Florica.	slaud Date	of return Sept.

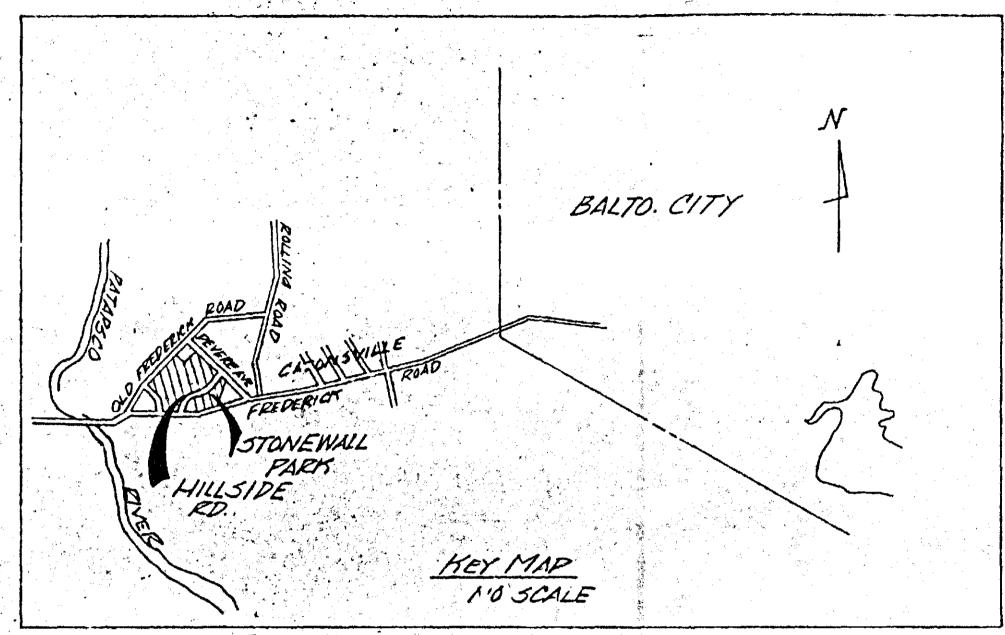
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE AUGUST 27, 1980 ACCOUNT. Ponald R. Peed For Filing Fee for Case No. 81-63-A 2893 48/20 28 25.00m

No. 091764 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT AMOUNT \$52.20 Donald R. Feed FOR Adv. & Posting for Case No. 81-63-A 319 43 Gr 25 522CM VALIDATIC LIGNATURE OF CASHIER









ZONED DR 3.5

FIRST ELECTION DISTRICT

PUBLIC UTILITIES EXIST IN ROAD

VARIANCE PLAT FOR SIDE ADDITION

TO SINGLE FAMILY RESIDENCE LOCATED

AT 112 HILLSIDE ROAD, BALTO. CO. ZONE 28.

574' S.S.W. OF & OF DEVERE AVE. WHICH IS

ON THE N.W. SIDE OF THE 1900 BLOCK OF

FREDERICK RD, CATONSVILLE, MD. 21228;

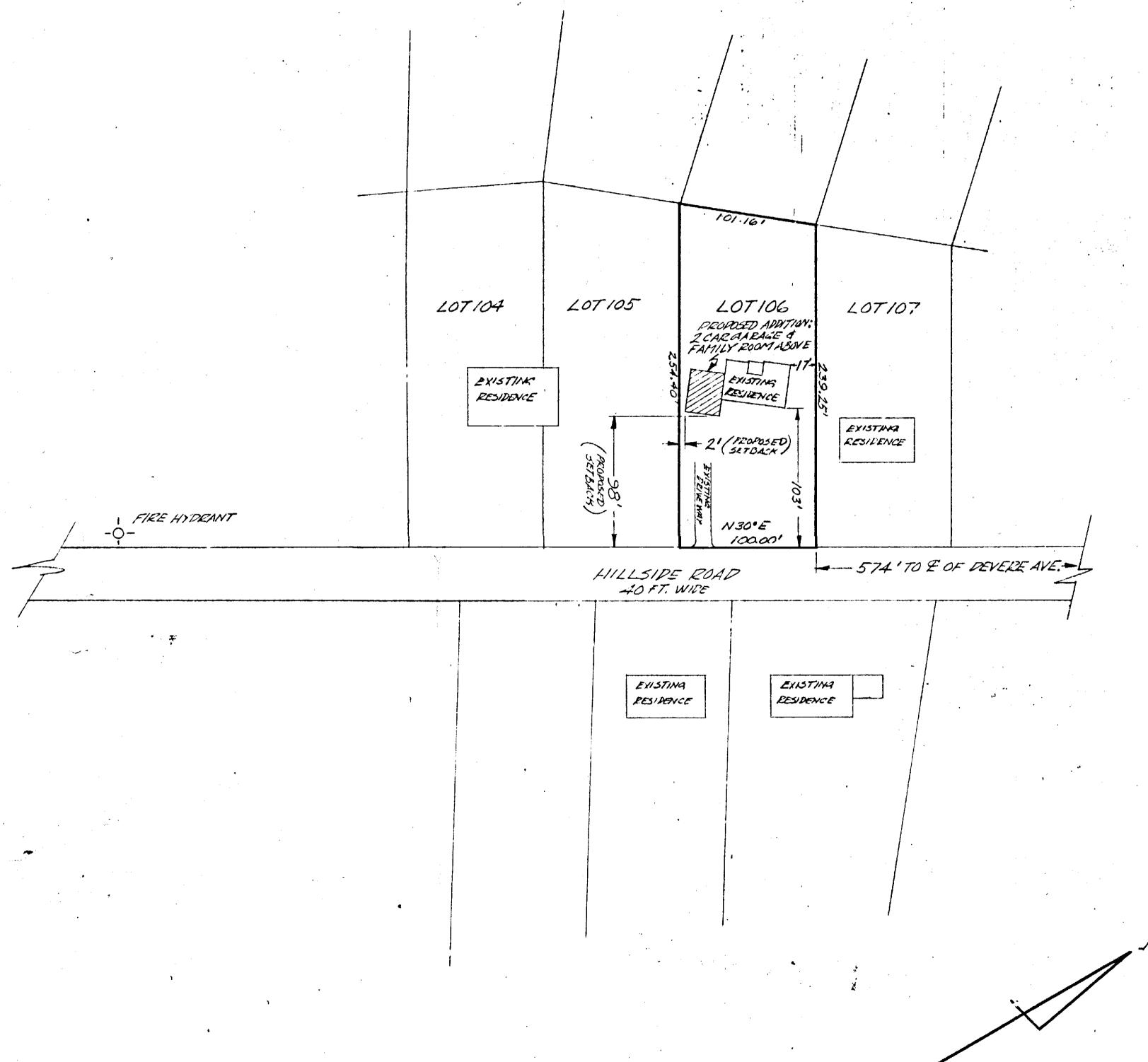
LOT #106 IS SHOWN ON PLAT OF STONEWALL

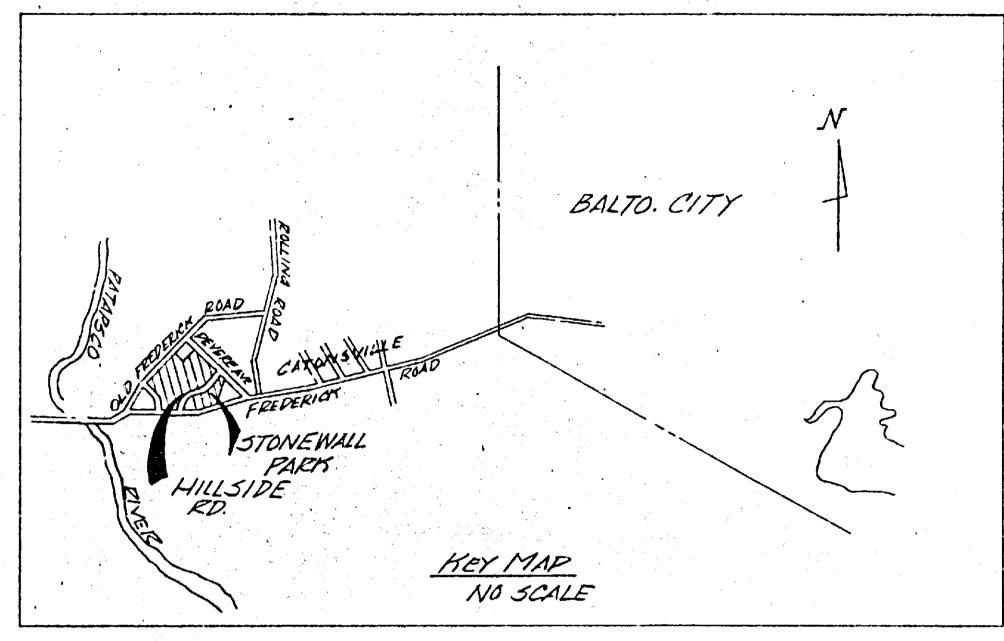
PARK RECORDED IN LAND RECORDS OF

BALTO. CO. IN LIBER 7, FOLIO 18.

THE STATE OF THE S

SONE-1"=50'





ZONED DR 3.5

FIRST ELECTION DISTRICT

PUBLIC UTILITIES EXIST IN ROAD

VARIANCE PLAT FOR SIDE ADDITION
TO SINGLE FAMILY RESIDENCE LOCATED
AT 112 HILLSIDE ROAD, BALTO. CO. ZONE 28.
574' S.S.W. OF & OF DEVERE AVE. WHICH IS
ON THE N.W. SIDE OF THE 1900 BLOCK OF
FREDERICK RD, CATONSVILLE, MD. 21228;
LOT #106 IS SHOWN ON PLAT OF STONEWALL
PARK RECORDED IN LAND RECORDS OF
BALTO. CO. IN LIBER 7, FOLIO 18.

SOME-1"=50'

REVISED PLANS

AUG 18 REED

ZTEM #27

X-REVISION 8/17/80

17' SETDACK MISINGTON